

**Marked Agendas
Approved Minutes
Approved Reports**

PLANNING COMMISSION REPORT



Meeting Date: February 27, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Shot Shack / Tavern 15-UP-2018

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a Bar on a +/- 1,144 square foot site with Central Business District, Parking P-3 District, Parking P-2 District, Downtown Overlay (C-2/P-3 P-2 DO) zoning located at 4417 North Saddlebag Trail.

Goal/Purpose of Request

The applicant's request is to open a bar within the existing building on the subject site.

Key Items for Consideration

- Conditional Use Permit Criteria
- Some opposition received

OWNER

Tom Babu
480-231-9235

APPLICANT CONTACT

DAVID ROSS
ROSS DESIGN GROUP
602-908-7405

LOCATION

4417 North Saddlebag Trail



BACKGROUND

General Plan

The Land Use Element of the General Plan designates the site as Mixed-Use Neighborhoods. This category includes higher density residential, office, retail, and service uses. Mixed-Use Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the site area is located in a growth area, as designated by the Growth Areas Element of the General Plan. Growth Areas are intended to encourage development in a mixed-use environment.

Character Area Plan

The Downtown Future Land Use map of the Downtown Plan designates the site as Downtown Multiple Use Type 3 within the Entertainment District. This land use category encourages new development, redevelopment and infill that strengthens Downtown Scottsdale's mix of uses and activities, including hotels, nightclubs, restaurants and bars.

Zoning

The site is zoned Central Business, Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO), which allows for a wide variety of uses, including office, personal care services, restaurants and retail. Bars are permitted subject to the approval of a Conditional Use Permit.

Context

Located on the east side of Saddlebag Trail, approximately one hundred (100) feet south of Indian Plaza, the site is located within the heart of the entertainment district surrounded by several other bar and restaurant uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Bar/restaurant, zoned Central Business, Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO)
- South: Retail, zoned Central Business, Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO)
- East: Office, zoned Highway Commercial, Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-3/P-3 DO & P-2 DO)
- West: Bar/restaurant, zoned Central Business, Parking District Downtown Overlay and Parking District Vehicle Parking Downtown Overlay (C-2/P-3 DO & P-2 DO)

APPLICANTS PROPOSAL

Development Information

The development proposal includes 1,144 square foot building with a 150 square foot patio.

- Existing Use: Office/Services
- Proposed Use: Bar
- Parcel Size: \pm 2,070 square feet net lot area
- Parking Required: 9.53 parking spaces
- Parking Provided: 3 spaces on site, 4.71 P-3 Parking Credits, and 1.82 In-lieu Parking Credits

IMPACT ANALYSIS

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The proposed bar use is intending to operate within an existing building with a small patio and minimal seating. There are no impacts anticipated due to noise, smoke, odor, dust, vibration or illumination for the proposed bar use.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The establishment fronts on to North Saddlebag Trail, a local commercial street; and, it is less than five hundred (500) feet south of East Camelback Road, which is Minor Arterial street. This relatively small bar is not anticipated to generate a significant demand in vehicular traffic that would affect the existing traffic characteristics of the surrounding streets.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The proposed bar use is reasonably compatible with the surrounding entertainment district area. This area of the Downtown contains a mix of uses ranging from bars, hotel, office, personal care services and restaurants. Directly north and west of the subject site are existing bar uses (El Hefe, Whiskey Row). The closest residential use is approximately two-hundred fifty (250) feet to the south on the corner of Wells Fargo and Stetson.**
- C. The additional conditions in Section 1.403, as applicable, have been satisfied.
 1. The use shall not disrupt existing balance of daytime and nighttime uses.

- The approval of this Conditional Use Permit for a Bar is not anticipated to disrupt the balance of daytime and nighttime uses in the area. It is the applicant's intent to operating this establishment during the day and evening, between 11 a.m. and 2 a.m, which will assist in maintaining the balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
 - Daytime pedestrian-oriented activities are not anticipated to be disrupted as a result of approving this request for a Conditional Use Permit for a Bar. It is the applicant's intent to operate this establishment between 11 a.m. and 2 a.m., which will assist in maintaining these activities. In addition, the applicant will not be interrupting the adjacent sidewalk for its activities.
 3. If the site is located within the downtown overlay district then:
 - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
 - There is an existing tailor shop in the current building, with a retail establishment to the south and a bar/restaurant to the north. Conversion of this space to a bar compliments the other bar/restaurant uses in the proximity, and will allow for the retail to the south to remain in operation.
 - b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.
 - The parking required for the proposed bar use is provided with the existing 3 spaces onsite, 4.71 P-3 Parking Credits, and 1.82 In-lieu Parking Credits. There are several on-street parking spaces in the area as well as a city parking lot and private structure within 600 feet.
 4. If the use is located within five hundred (500) feet of a residential use or district then:
 - a. The use shall not adversely impact residential uses.
 - The closest residential use is approximately two-hundred fifty (250) feet from the proposed bar use. The proposed Conditional Use Permit for this relatively small Bar is not anticipated to adversely affect the nearby residential uses.
 - b. The use shall provide methods of buffering residential uses.
 - Operation of the proposed bar is within the existing building, with the exception of a small one-hundred fifty (150) square foot patio adjacent to the storefront. This patio is separated by other buildings and streets, which are anticipated to provide a sufficient buffer from the residential uses on the south.

Community Involvement

Property owners within 750 feet of the establishment have been notified and the site has been posted with the required signage. The applicant held an open house meeting on July 9, 2018. Staff has received a number of letters from nearby property owners who have expressed concern regarding the business model. Please refer to Attachment 5.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT(S)

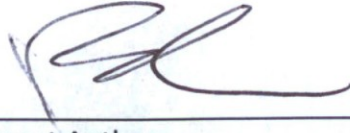
Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

2/21/18
Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

2/21/2019
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

2/22/19
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
Exhibit A to Attachment 2: Floor Plan
3. Applicant's Narrative
4. Site Plan
5. Zoning Map
6. Security, Maintenance, and Operations Plan
7. Public Comment
8. City Notification Map



Shot Shack / Tavern

15-UP-2018

ATTACHMENT 1



Shot Shack / Tavern

15-UP-2018

ATTACHMENT 1A

Conditional Use Permit – Bar

Stipulations

Shot Shack / Tavern

Case Number: 15-UP-2018

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

OPERATIONS

1. **CONFORMANCE TO THE CONCEPTUAL FLOOR PLAN.** The interior layout of the premises shall be in substantial conformance with the conceptual floor plan submitted by Ross Design Group LLC., with the city staff date of 12/11/18, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual floor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **NO LIVE ENTERTAINMENT.** This Conditional Use Permit is for a bar use only, and no live entertainment is approved as part of this request.
3. **HOURS OF BAR OPERATIONS.** The hours of the bar operations for this establishment shall be limited to:

	Open to Customers	Close to Customers
Sunday	11:00 AM	2:00 AM
Monday	11:00 AM	2:00 AM
Tuesday	11:00 AM	2:00 AM
Wednesday	11:00 AM	2:00 AM
Thursday	11:00 AM	2:00 AM
Friday	11:00 AM	2:00 AM
Saturday	11:00 AM	2:00 AM

4. **SECURITY, MAINTENANCE, AND OPERATIONS PLAN.** The operations of the bar shall conform to the Security, Maintenance, and Operations Plan approved by, and on record with the City of Scottsdale's Police Department and the Planning and Development Services Division. A copy of the approved Security, Maintenance, and Operations shall be maintained on site. Within 10 days after a request by the City Manager or designee, the owner shall provide an update of the Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning and Development Services Division. At least ten (10) days before any operational change of the bar, or any promotional event (excluding Special Events), that modifies the requirements or contents of the Security, Maintenance, and Operations Plan, the owner shall submit a revised Security, Maintenance, and Operations Plan to the Scottsdale Police Department and the Planning and Development Services Division. Any revised Security, Maintenance, and Operations Plan shall be subject to approval by the City of Scottsdale's Police Department and the Planning and Development Services Division. Where the provisions of a Public Safety Plan (PSP) conflict with the SMOP,

ATTACHMENT 2

the provisions that establish the higher standard for protection of public health and safety shall prevail.

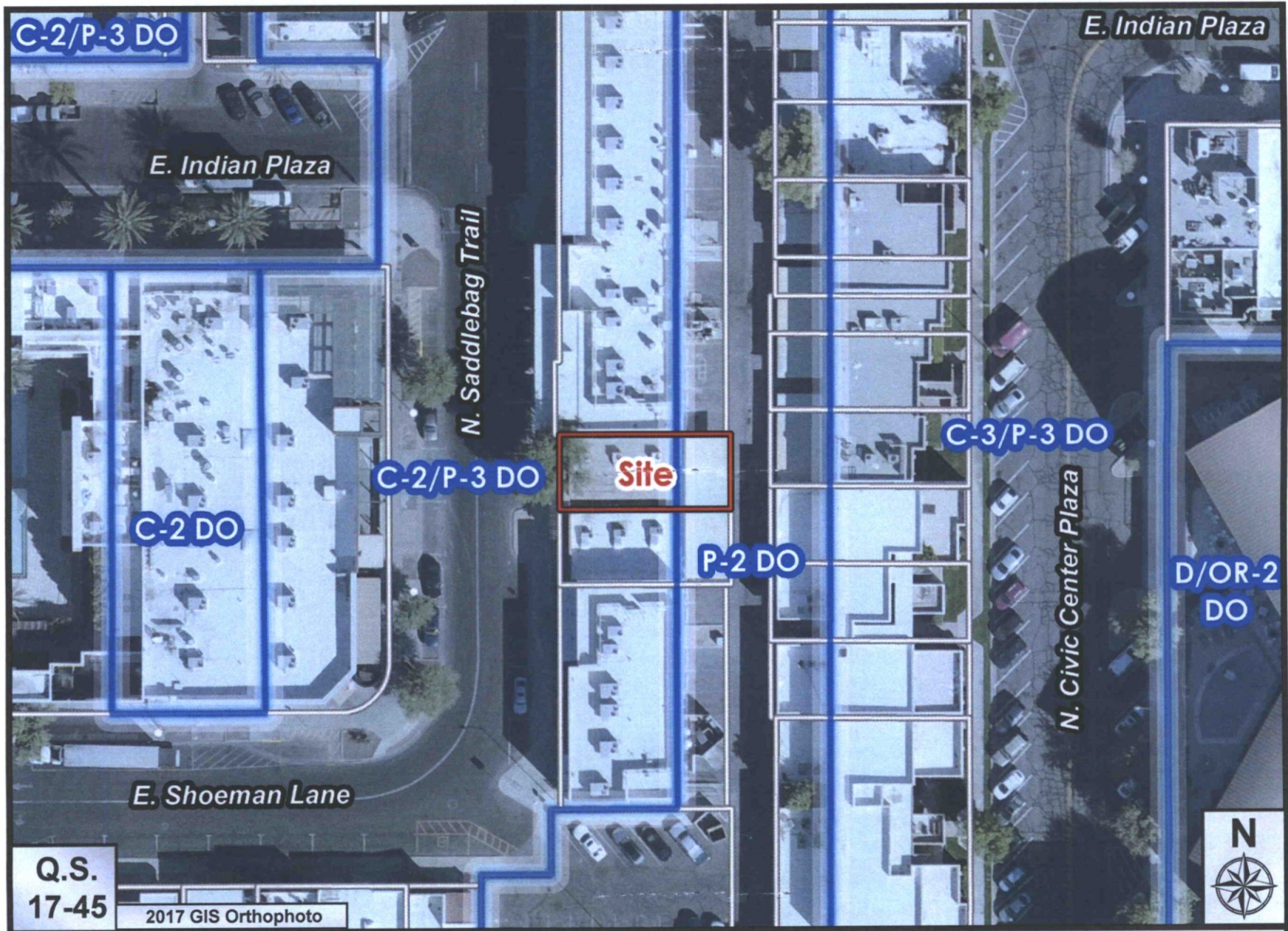
5. NOISE. In addition to the City's Noise Ordinance (Ordinance No. 3192, Article II, Chapter 19 of the Scottsdale Revised Code), noise generated from this use, including any speakers or other amplification equipment, shall not exceed ambient noise levels consistent to the use and the character of the area during hours of operation, as determined by the Zoning Administrator, or designee.
6. EXTERNAL DOORS. All external doors shall be closed but not locked during business hours.

PARKING

7. MINIMUM PARKING. The site shall be required to provide parking, as required by the Zoning Ordinance, through on-site parking, off-site parking, in-lieu parking spaces, or any combination thereof, at all times. Failure to provide required parking for the use, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.
8. PARKING ASSURANCE AGREEMENT(S). If the owner or operator chooses to utilize off-site parking to satisfy the parking requirement for the use, the owner or operator shall enter into a parking assurance agreement in a form satisfactory to the city. Thirty (30) days before the expiration of any assurance agreement, the owner or operator shall submit a new assurance agreement to the Zoning Administrator, or designee, subject to city review and approval. Inability of the owner or operator to obtain the required parking under an assurance agreement, to the satisfaction of the Zoning Administrator, or designee, may be grounds for revocation of the Conditional Use Permit.

ADMINISTRATIVE/PROCESS

9. CONDITIONAL USE PERMIT ADMINISTRATIVE REVIEW. Within ten (10) days after a request by the Zoning Administrator or designee, the owner shall submit a letter to the Zoning Administrator or designee demonstrating compliance with all stipulations. A deviation from any stipulations or change in the floor plan may be grounds for revocation of the Conditional Use Permit.
10. CHANGES IN OWNERSHIP. Within ten (10) days after a change in ownership, the owner shall provide notice to the Zoning Administrator in writing of any such ownership change.



Shot Shack / Tavern

15-UP-2018

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Instructions for Security, Maintenance, and Operations Plans

Follow these steps for Review and Approval

Scottsdale Police Department Liquor Investigations

Step 1

Prepare Your Security, Maintenance, and Operations
Plan (SMO Plan)

Step 2

Send a Copy of Your SMO Plan to the Scottsdale Police
Department.

Detective John Miller
480.312.8333

JohMiller@scottsdaleaz.gov

Step 3

Contact Police Detective to Discuss Your Plan.

Step 4

Meet with Police Detective, If Necessary.

Step 5

Submit your reviewed plan to Scottsdale Planning and
Development.

SECURITY, MAINTENANCE AND OPERATIONS PLAN

For Bars and Live Entertainment Use Permits



Scottsdale Police Department, 3700 North 75th Street, Scottsdale, AZ 85251

480.312.5000

FAX 480.312.7701

City of Scottsdale Planning, 7447 E. Indian School, Scottsdale AZ 85251

480-312-7000

FAX 480.312-7088

Assigned Planner:

BRYAN CLUFF

Police Detective:

John Miller #579

Establishment:

Shot Shack

Address:

4417 N. Saddlebag Trail

Business Phone:

Business FAX:

Maximum Occupancy:

74

Effective Date of the Plan:

Per. App. 6-20-18

Date of Plan Review:

06/19/18

Use Permit Issue Date:

Liquor License Number:

Contact Person (1):

Tom BABU

Home Phone: cell

480-231-9235

Contact Person (2):

Home Phone:

Purpose of the Plan

To address security measures, maintenance/refuse and operations for an establishment whose use shall require a Security Plan pursuant to Scottsdale Revised Codes. These uses typically include a Bar Use Permit and a Live Entertainment Use Permit. The contents of this plan will address the listed concerns as well as community concerns regarding:

- Any significant increase in vehicular or pedestrian traffic, including effects on parking, traffic and circulation in the area.
- Adequate control of disruptive behavior both inside and outside the premises to include property damage and refuse issues.
- Compatibility with surrounding structures and uses.

It is the intent of the City of Scottsdale to provide an environment that enhances the safeguarding of property as well as public welfare and to limit the need for law enforcement involvement.

The Permittee agrees that successful execution and enforcement of this Plan are a required condition of the use permit. Termination, cancellation, deviation or non-approval of the Plan constitutes a breach of the Plan and could result in the revocation of the use permit.

Operations and Hours

1. Permitted: TBD
 Type of Organization: Arizona Corporation Corporation
Sole Proprietorship LLC
Partnership Other
2. Managing Agents Name: Tom BABU
 Title: MANAGING MEMBER
 Address: 4400 N. Scottsdale Rd 9.830
Scottsdale AZ 85251
 Phone Numbers: 480-231-9235 480-220-3014
 Fax or Other Numbers:
3. Business Owner(s) (if different than Managing Agent): Name, Address, Phone:
4. Property Owner or Property Manager (if different from Managing Agent)
 Name, Address, Phone: Current owner: CHEUNG CHING WONG
(IN ESCROW) -> Tom BABU will be owner.
5. Hours of Operation:

	Peak/Non-Peak Night	Open to Customers	Liquor Sale Begin	Liquor Sale Ends	Closed to Customers
Monday	<u>closed</u>				
Tuesday	<u>closed</u>				
Wednesday	<u>closed</u>				
Thursday	<u>non-peak</u>	<u>6pm</u>	<u>6pm</u>	<u>1am</u>	<u>1am</u>
Friday	<u>peak</u>	<u>6pm</u>	<u>6pm</u>	<u>1am</u>	<u>1am</u>
Saturday	<u>peak</u>	<u>2pm</u>	<u>2pm</u>	<u>1am</u>	<u>1am</u>
Sunday	<u>non peak</u>	<u>2pm</u>	<u>2pm</u>	<u>7pm</u>	<u>7pm (7)</u>
6. Promotional Events: (Attach an addendum which describes week to week promotional events you plan to have throughout the year i.e. "Ladies night." Do not include special events) N/A
7. Program Format/Entertainment/Advertising: (Complete for Live Entertainment Use Permit Only. Attach addendum that describes N/A)

entertainment format (i.e. DJ, Live music, Comedy acts etc.) See Scottsdale Revised Code – Appendix B, Zoning Ordinance for definitions.

8. Special Events:

Permittee must give notice to City of Scottsdale Planning and Development at least forty-five (45) days prior to conducting Special Events on the premises. "Special Events" are any program formats varying from the regular format and audiences described or provided above organized or planned by Permittee. Scottsdale requires separate licenses for outdoor special events.

9. Cooperation/Complaints/Concerns:

Permittee will maintain communications with establishments located on and adjacent to the premises, and with residents and other businesses that may be affected by patrons or operations of the Permittee. Permittee designates the following person to receive and respond to concerns or complaints from other residents or businesses:

Name: Tom Bann Address: 4400 N. Si. Hishle Rd Phone: 480-231-9235

Permittee, managing agents, on-duty managers, supervisors and security personnel will cooperate closely with Scottsdale Police, City of Scottsdale Code Enforcement staff or other City staff as well as business and residential neighbors in addressing and investigating complaints, criminal acts, refuse issues and any other concerns.

Security and Maintenance

Security Attire

Security personnel must be readily identifiable to police, patrons, and other employees to ensure the safety of the security staff when engaged with patrons. Security personnel should wear an appropriate styled shirt with the word "security" on both the front and back, in two (2) inch lettering and clearly visible. During cold weather, a jacket with the same inscription should be worn.

The use of radios should be employed between security staff and management when the size of the establishment limits communication efforts.

Security Officer Responsibilities

The Permittee or management must clearly delineate the below responsibilities to all new security personnel and ensure these responsibilities are explained and understood.

Civilian Security Officers will be responsible for patrolling the full property of the liquor establishment during all hours when patrons are in the establishment, outside the establishment, and in the establishment parking areas.

On peak nights, there will be a minimum of 1 uniformed security officer(s). (Wearing the above-described uniform). The following responsibilities shall be agreed upon and adhered to:

1. 0-1 Security officer(s) will be responsible for roaming the interior of the business and identifying hazards, problems, and maintaining guest safety.
2. 0-1 Security officer(s) will be responsible for checking identifications at the front door. Acceptable identification are those listed in Arizona Revised Statutes Title 4, section 241A and apply to patrons accessing any area of the licensed premises, including the time period of After-Hours, if applicable. Additional responsibilities shall include: access control, counting of patrons, and prevention of intoxicated persons from entering the business.
3. 0-1 Security officer(s) will be responsible for conducting roaming patrol of the exterior in an effort to prevent criminal behavior, maintain the peace and prevent refuse issues. This patrol shall include all parking areas to prevent a gathering of patrons during business hours and up to thirty (30) minutes after closing.

In addition, security officers will report all acts of violence to management personnel, complete a written report, log the act of violence, and contact Scottsdale Police Department immediately. Liquor establishment management and/or ownership has the ultimate responsibility for the recording of the act of violence, logging of the act of violence, and reporting the act of violence to the police department and the State Department of Liquor Licenses.

Management Responsibilities

The Permittee must clearly delineate the below responsibilities to all managers, assistant managers, and person(s)-in-charge and ensure these responsibilities are understood and followed.

The manager(s) shall ensure that all employees, security staff and off-duty officers (if applicable) be trained and knowledgeable about the contents of this plan. The following shall be agreed upon and adhered to:

1. There will be a minimum of 1 manager(s) available during peak nights.
2. There shall be a general manager and one assistant manager on duty all hours while open for business and for thirty minutes after closing.
3. A manager shall be identified as the "Security Manager" for the establishment and be responsible for ensuring that a safe environment exists; for the supervision of all security personnel and that all security personnel as identified here shall meet or exceed the requirements established by A.R.S. 32-2621 through A.R.S. 32-2636, as amended, relating to security personnel and guards, and any regulation issued pursuant thereto.
4. At least one security manager will be on duty until one hour after closing or the last security officer is off duty, whichever occurs last.

Uniformed Sworn Officer Responsibilities:

If Off-duty law enforcement is used for security, it is the responsibility of the Permittee or management to clearly delineate the following responsibilities, which include at a minimum the following:

1. Conduct traffic control as needed.
2. Assist civilian security officer(s) in removal of disorderly and/or intoxicated guests and maintain the peace outside the establishment.
3. If necessary, patrol the exterior portions of the business to maintain the peace as well as prevent criminal acts.
4. If a valet is utilized, maintain the peace in the area of the valet.
5. Assist Security Officers with maintaining order in the entrance line and assist in discovery of underage patrons attempting admittance.

- ☐ I plan to hire _____ officer(s) during peak nights from (name of agency) _____.
- ☒ I do not plan to hire off-duty law enforcement.

Parking

In order to reduce criminal activity that negatively affects the nearby businesses, the Permittee is responsible for the designated parking area to include any lots used by the Permittee's contracted valet company. It is the Permittee's responsibility to ensure that parking areas utilized by patrons and employees will be routinely patrolled by security staff so parking areas are not used: as a gathering place; for consumption of spirituous liquor; for violations of state or city law; for acts of violence, or disorderly conduct. Management will ensure that all patrons have left the parking areas within thirty minutes after the designated closing time.

If valet is used, it is the Permittee's responsibility to ensure the valet company meets all the requirements of the City of Scottsdale and has a valid valet license and permit prior to conducting valet business.

Refuse Plan

It is the Permittee's responsibility to ensure refuse containers are properly used and the area in and around the business is kept clean. Failure to do so will result in an investigation and possible citation from the City of Scottsdale Code Enforcement or other governmental agencies.

At closing, management will be responsible for refuse pick-up and any appropriate cleaning, for any refuse found within a 300 foot (three hundred) radius of the business. This will also include patron parking lot(s), valet parking lot(s) and employee parking lot(s). All bottles, trash, bodily fluids or secretions and refuse found on streets, sidewalks, private property, and empty lots within the above designated areas will be placed in the refuse container or cleaned appropriately.

Enforcement of Security Plan

Violations of this Security Plan will be enforceable by City of Scottsdale Police Officers and/or Code Enforcement employees and may constitute grounds for revocation of applicable use permits relating to the establishment.

Violation, amendment, revocation, as defined in Scottsdale City Zoning Code Sec. 1.402.

Conditional use-permits, which have been approved by the City Council, shall be subject to the following procedures and criteria regarding any violation, amendment, or revocation.

- The violation of any condition imposed by the conditional use permit shall constitute a violation of this ordinance and shall be subject to the requirements of Section 1.1400 et seq.
- Conditional uses shall be developed in conformance to the approved plans as determined by the Zoning Administrator. An amendment to a conditional use permit is required before implementation of any material change in the scope and nature of an approved conditional use, material change in any conditions or stipulations to a conditional use permit or material change in the physical size, placement or structure of property subject to a conditional use permit. The Zoning Administrator shall have the discretion to determine if a proposed change warrants an amendment. An amendment must be approved as provided in Section 1.400 et seq. for the approval of conditional use permits.
- The Zoning Administrator may recommend to the City Council and the City Council may affect revocation of a conditional use permit pursuant to Section 1.402 of the Scottsdale Zoning Code for acts including but not limited to:
 1. A violation of the Plan.
 2. Violation of the conditions of the Use Permit.
 3. Violation of Scottsdale ordinances or law.
 4. Repeated acts of violence or disorderly conduct as reflected by police calls for service or offenses occurring on premises utilized by patrons of the Permittee, or failure to report acts of violence.
 5. Failure of the Permittee to take reasonable steps to protect the safety of persons entering, leaving or remaining on the premises when the Permittee knew or should have known of the danger to such person, or the Permittee fails to take reasonable steps to intervene by notifying law enforcement officials or otherwise to prevent or break up an act of violence or an altercation occurring on the premises or on premises utilized by patrons and employees of the Permittee when the Permittee knew or reasonably should have known of such acts of violence or altercations.
 6. Any enlargement or expansion of the premises, plan of operation or program format without appropriate approval from the City.
 7. Misrepresentations or material misstatements of the Permittee, its agents or employees.

Dissemination of the Security Plan

- A copy of this security plan must be provided to each security officer and off-duty sworn law enforcement officer as well as the manager(s) and assistant manager(s) employed by the permittee.
- A reading log will be maintained and will be signed by each of the above persons, stating they have read and understood this plan. Each security employee must read the plan once per year, or when there are any changes to the plan.
- A current copy of this plan will be maintained on the premises at all times, and a copy of this plan must be made available upon request of any code enforcement officer or police officer.
- Failure to conform to this plan will be considered a violation of the use permit.

Termination of the Plan


This plan shall terminate when the applicant's Use Permit terminates.

Enclosures

- ☒ Addendums attached
☐ No enclosures

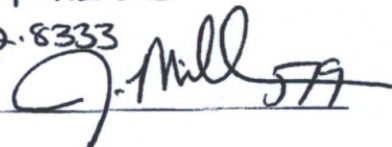
BAR USE CRITERIA, OPERATION PLAN

APPLICANT/MANAGEMENT:

Name: Tom BABU
Address: 4400 N. Sunbark Rd #9-B30 B5151
Phone: 480-231-9235
Date: 6-18-2019
Signature: 

APPROVED BY:

Detective:
Phone:
Date:
Signature:

JOHN MILLER
480-312-8333
061918


Bar Use Criteria



Criteria for Bar Use

In addition to the standard Conditional Use Permit criteria outlined in the Zoning Ordinance Section 1.401 please respond to the following criteria in the Project Narrative:

Sec. 1.403 (C.1.)

C.1 Bars, Cocktail Lounges, And/Or After Hours Establishments.

1. The use shall not disrupt existing balance of daytime and nighttime uses.
2. The use shall not disrupt pedestrian-oriented daytime activities.
3. If the site is located within the downtown overlay district D-O then:
 - a. The use shall not encourage displacement of daytime retail uses unless it can be demonstrated that the proposed use shall promote diversity of first floor uses along the street.
 - b. The required parking for the use shall be within six hundred (600) feet of the property and shall not be separated from the property by a major or minor arterial street.
4. If the use is located within five hundred (500) feet of a residential use or district then:
 - a. The use shall not adversely impact residential uses.
 - b. The use shall provide methods of buffering residential uses.
5. An active management and security plan shall be created, approved, implemented, maintained, and enforced for the business.
6. The property owner shall create a written exterior refuse control plan for approval by the City.
7. The property owner shall demonstrate how noise and light generated by the use shall be mitigated.
8. The use shall conform to the parking requirements of Article IX and shall not exceed capacity for traffic in the area.
9. After hours establishments must maintain a valid after hours establishment license.

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Bars & Restaurants



Need to Know – If you are considering locating a bar or restaurant in Scottsdale, it is important to be aware of city license and zoning requirements (**prior to committing to a business location or submitting a liquor license application to the State.**) In some instances, bars may require a Conditional Use Permit that may take 4-6 months to obtain. This webpage outlines a six-step process to ensure you are fully informed/aware of the specific regulations that relate to bars/nightclubs and restaurants in Scottsdale.

Step 1) Identify what type of State Liquor License (Series #) you are applying for.

Step 2) If you are applying for any of the following State Liquor Licenses you may also have to acquire a city of Scottsdale conditional use permit:

Series 03 - Microbrewery	Series 12 - Restaurant
Series 06 - Bar	Series 13 - Domestic Farm Winery
Series 07 - Beer & Wine Bar	Series 14 - Club (Private)

Step 3) Determine whether your establishment is a bar/nightclub or a restaurant. In Scottsdale, you are considered a bar/nightclub or a cocktail lounge if you meet any of the following criteria:

- ☐ Bar service area more than 15% of the gross floor area
- ☐ If you have a kitchen less than 15% of the gross floor area
- ☐ Age verification is requested for admittance
- ☐ A cover charge is required for admittance (except for special events approved through city's special event process)
- ☐ Less than 40% of gross revenues are generated from the sale of prepared food
- ☐ The business remains open and liquor sales continue but the kitchen closes before 9 p.m.

If you checked any one of the above, you are considered a bar and may be required to obtain a conditional use permit. Proceed to step #4 for information about determining applicability. If you did not check any of the above criteria, you can proceed to step #5.

Step 4) If your business meets any of the above criteria, please contact the City of Scottsdale immediately to determine applicability of the regulations and the most efficient process to meet the regulations. Please call 312-7000 to schedule an appointment

Step 5) All liquor license applications in Scottsdale are required to complete a [questionnaire](#) (PDF) and either email to planninginfo@scottsdaleaz.gov or deliver to the [One Stop Shop](#). Business hours are 8am to 5pm

Step 6) A Scottsdale (city) Tax & License Spirituous Liquor Permit Application is also required.
Contact (480) 312-2400

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Operation Plan



An Operation Plan explains operational characteristics of a proposed use.

1. Business use type: 06 BAR
2. Days of Operation: Thurs - Sunday
3. Hours of Operation: Thurs: 6-11pm Fri: 6-1am SAT: 2-1am Sun: 2-7pm Thurs 6-11pm
Fri 6-1am
SAT 2-1am
Sun 2-7pm
4. Number of employees
 - a. Full time, indicate work shift MANAGER All Hours ①
 - b. Part time, indicate work shift Bartenders / Bar Back: ② staggered Hours security ①
5. Other business officials on site if not employees owner
6. Customer characteristics
 - a. Patron seating 74
 - b. Frequency and peak time of customer activity IN/OUT of foot traffic customers 10PM - 2:30 AM DAILY
7. Outdoor operations
 - a. Explain all outdoor activities (e.g. everything that takes place outside the confines of an enclosed building):
 - Parking street ; leased Parking Garage
 - Loading BACK
 - Storage on site
 - Display None
 - Product demonstrations/testing None
 - Activities that take place within areas that are walled but not roofed or covered None
 - Other activities None
8. Description of service activities such as parking lot sweeping, loading, trash hauling and similar associated activities. Cleaning & Monitoring All surrounding Areas
9. Description of refuse removal: Dumpster in Back
 - a. The location of anticipated parking area for customers including those located off the site. street Parking & garage parking for Entertainment District
 - b. The area surrounding the property that will be cleaned of debris by the applicant All owned Property - ANY REFUSE WITHIN 300-FEET OF BUSINESS LOCATION AND PATRON PARKING.
 - c. Time of day of refuse removal. Mornings & Late Night

Planning and Development Services

7417 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Jgm

Operation Plan



An Operation Plan explains operational characteristics of a proposed use.

10. Description of activities that generate noise that will be apparent to/from adjoining properties.

- a. Source of noise Recorded Music
- b. Noise level in DBA at source of noise and point of impact mild-moderate
- c. Description and diagrams of noise source location Inside Speakers

11. Description and documentation of how noise is abated

- a. Narrative description Top 40 hits. Background: will not be louder than speaking voice.
- b. Attach site plans, elevation, and other plans that visually demonstrate noise source and noise levels, and how noise will be abated

12. Proposal for noise monitoring and maintenance of acceptable noise level:

Noise level will be lower or equal to next door establishment in Entertainment District.

Schools Only:

- 1. Number of students on site at any given time: _____
- 2. Frequency of drop offs and pick-ups (start and stop times) on each day of the week: _____

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Ross Design Group/ Architecture
4342 N. Civic Center Plaza
Scottsdale, AZ 85251

RE: A neighborhood meeting will be held to discuss a conditional use permit request for a bar. The new bar will be called Shot Shack, located at 4417 N. Saddlebag Trail, Scottsdale AZ 85251. This meeting will be held at the Civic Center Library located at 3839 N. Drinkwater Blvd. The planner for the project is Bryan Cluff who can be reached via email at: BCluff@scottsdaleaz.gov. His phone no. is: 480-312-2258. Project: Pre application no. 357-PA-2018.

Meeting Date & Time

Monday, July 9, 2018 - 6:00 PM – 7:00 PM

Meeting Location

Civic Center Library - Gold Room
3839 N. Drinkwater Blvd.
Scottsdale, AZ 85251

The proposed "bar", name to be "Shot Shack" will be located in the entertainment district on Saddlebag Trail. The current location is zoned C-2/P-3 DO + P-2 DO, however does not have a current liquor license. An AZ Series 6 liquor license has been acquired for purchase. This establishment will be approximately 1144 SF (26' wide x 44' deep). It has three dedicated parking spaces directly behind the building.

The theme will be gourmet specialty drinks "sipping tasters" with a large variety of unique beverage menu items. "Sipping tasters" will be approximately 1.5 oz. to 3.5 oz. depending of the type of beverage. The intent is to complement the surrounding establishments as well as providing a new concept for the typical entertainment district patron.

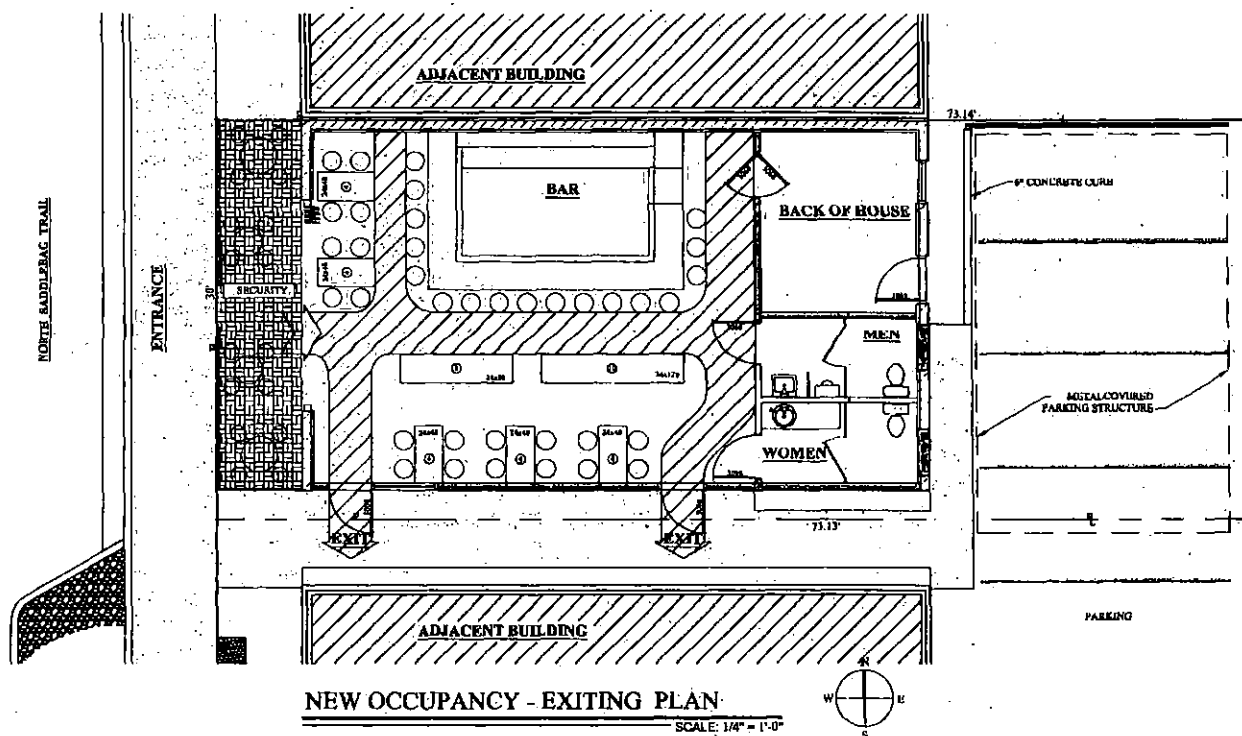
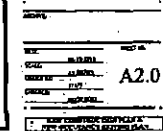
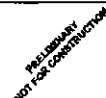
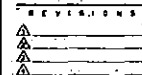
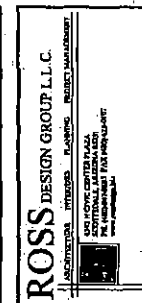
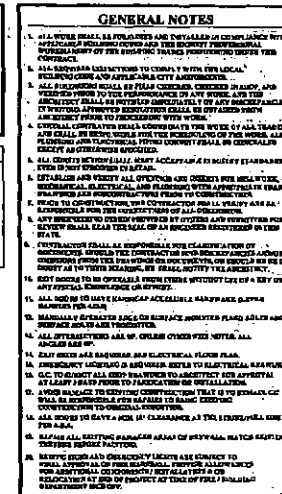
- Bar use is allowed in the current zoning by obtaining a use permit.
- An increase in noise, smoke, odors, dust, vibration and illumination is not anticipated, as this project is located in the existing entertainment district and is surrounded by bars and restaurants which receive heavy nightlife traffic.
- The new Shot Shack Tavern will be in character and compatible with the existing surroundings. It will not create an unusual volume of traffic.
- Shot Shack will be open from 11:00AM until 2:00AM and will not disrupt daytime or evening pedestrian activities in the area.
- Parking is adequate in the area, there is a City Parking lot located within 600 feet to the South and West. This is part of the nightclub district.
- The project Management, Operations and Security plan has been reviewed and approved by Detective John Miller of the Scottsdale Police Department.
- Shot Shack will comply with all ordinances regarding noise and light, as there is no patio or outdoor seating.
- Parking complies with Article IX.

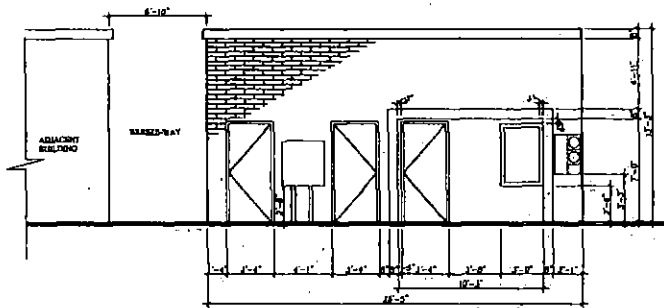
Tom Babu, the proprietor will run a small establishment catering to overflow traffic from the larger clubs in the district providing a small alternative away from the larger activity.

Please address any email to david@rossdesign.biz, or my cell phone: (602) 908-7405.

Thank you,

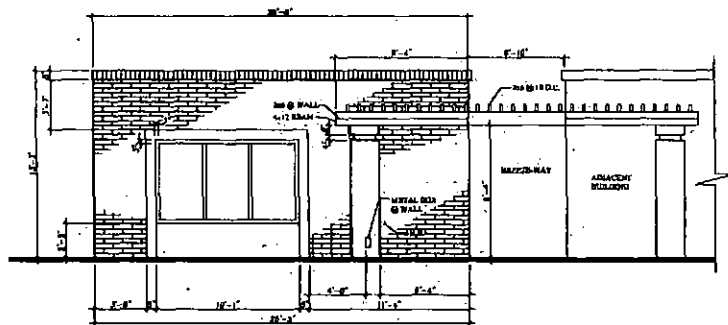
David Ross / Project Manager
Ross Design Group LLC / Architecture





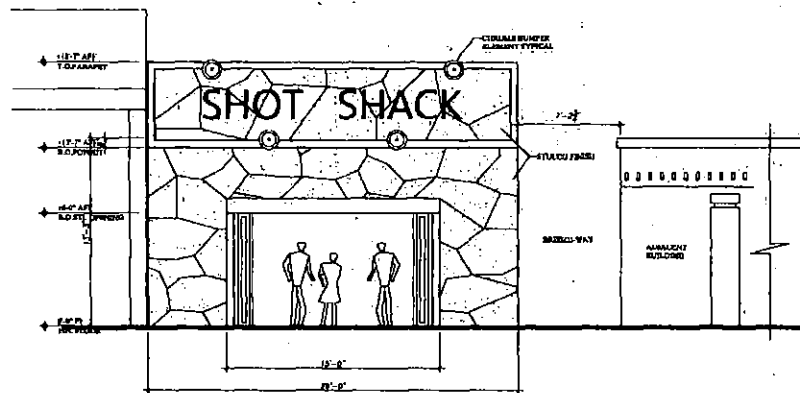
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



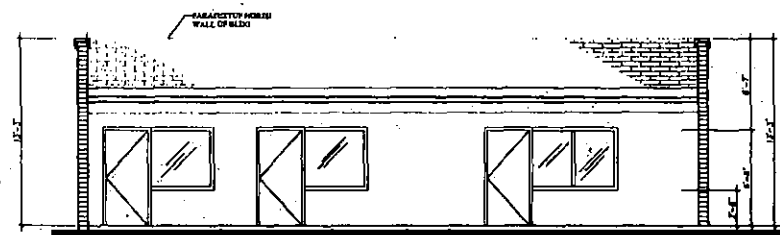
EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



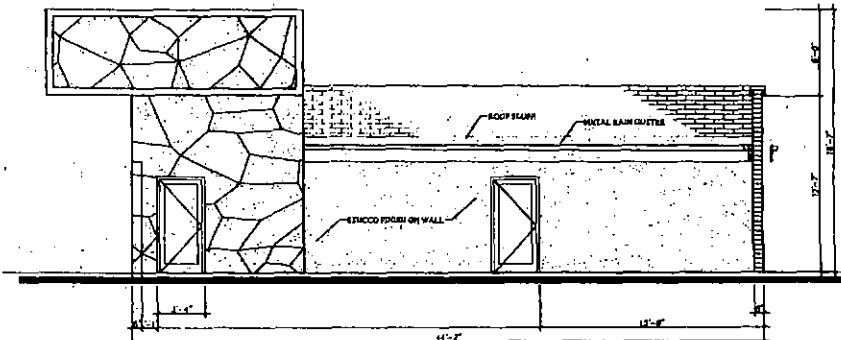
NEW WEST ELEVATION

SCALE: 1/4" = 1'-0"



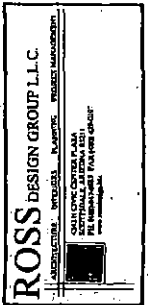
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NEW SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMIT

SHOT SHACK TAVERN
4417 SADDLEBACK TRAIL, SCOTTSDALE, AZ 85251

CONDITIONAL
USE
PERMIT

PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 10/1/18
SCALE: 1/4" = 1'-0"
PROJECT: SHOT SHACK TAVERN
DRAWN BY: J. ROSS
CHECKED BY: J. ROSS
APPROVED BY: J. ROSS
A8.0

To Whom It May Concern:

This letter is to inform you that I **OPPOSE** the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Liliana Lopez
4608 N 74th PL
Scottsdale

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Bob Wilkey
4613 N. 74th Pl.

To Whom It May Concern:

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Sincerely,

Will Darrah
7423 E. Minnezona Ave
Scottsdale AZ 85251

To Whom It May Concern:

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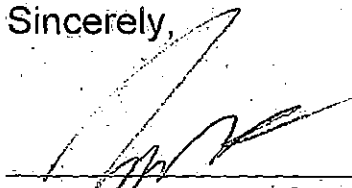
Sincerely,

Andrew King
4619 N. 75 St

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

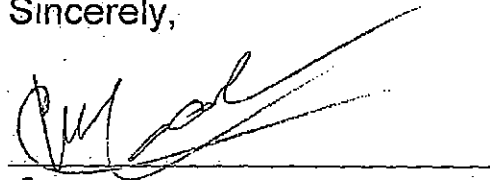


7501 E Minnerora
Joshua J. Carter

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

A handwritten signature in black ink, appearing to read "Chase Cooke", written over a horizontal line.

CHASE COOKE

7501 E. Minnezong

To Whom It May Concern:

This letter is to inform you that I **OPPOSE** the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

John Hanover, General
7508 E. Minnesota
Scottsdale AZ 85251

To Whom It May Concern:

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Sincerely,

Ad. I. Novak
17508 E. Minnigona
Scottsdale, AZ 85251

To Whom It May Concern:

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Sincerely,

Albert Le Velde
7548 E Minnesota Ave
Scottsdale, AZ 85251



To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Ramon Santoro

7542 E Minnczono HL
Scottsdale #285257

To Whom It May Concern:

This letter is to inform you that I **OPPOSE** the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Beatrice White
4601 N 75 Way
Scottsdale, Az. 85251

To Whom It May Concern:

This letter is to inform you that I **OPPOSE** the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Allen B. Faber
4607 N. 75th Way
Scottsdale, AZ 85251

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

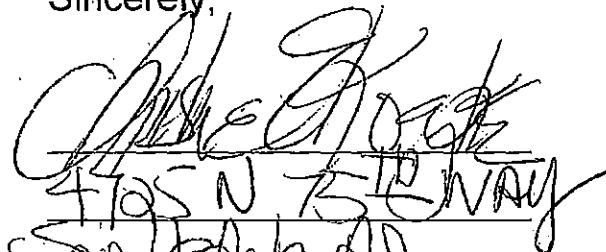
Sincerely,

Donna-Maree Chamorro
4613 N 75th Way
Scottsdale AZ 85251

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,


4705 N 75th Way
Scottsdale, AZ
85251

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Dreg Koepke
4725 N. 75TH WAY
SCOTTSDALE, AZ. 85251

To Whom It May Concern:

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Sincerely,

Russell M. Welch
4525 N. 74th St #9
Scottsdale Az 85251

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Pedro Martinez
4619 N. 74th St Apt #1
Scottsdale - 85251

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

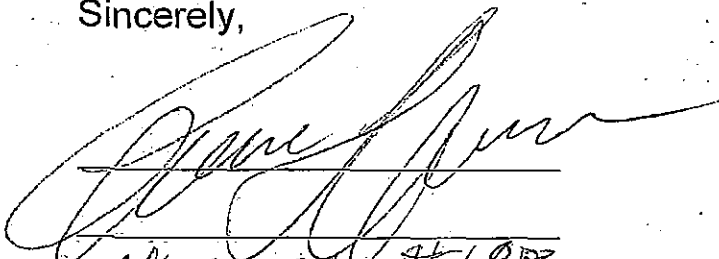
Sincerely,

Alyssa Leiferman
4540 N 74th St #1

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,



4607 N 74th St #101 BAZE

To Whom It May Concern:

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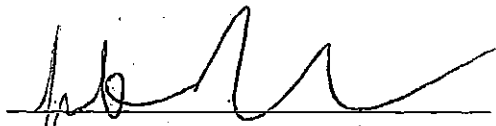
Sincerely,

Martha Dale
4625 N 74th St #1
Scotts. AZ

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

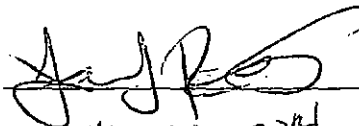
Sincerely,


41625 N. 74th St
APT# 1 Scottsdale

To Whom It May Concern:

This letter is to inform you that I **OPPOSE** the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

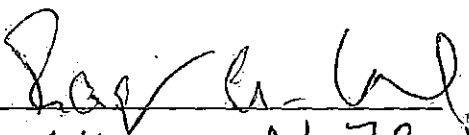
Sincerely,


4625 N. 73rd St #1
Scottsdale, AZ 85251

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,


4601 N 73rd #10

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Giovanni Junction
4601 North 73rd

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Christopher Rhett Schubert

Christopher Rhett Schubert

4601 N. 73rd St #2

Scottsdale, AZ 85251

To Whom It May Concern:

This letter is to inform you that I OPPOSE the proposed "Shot Shack" (15-UP-2018) in the Entertainment District in Old Town Scottsdale. The idea of a bar that only serves shots of hard liquor is irresponsible and not consistent with the other restaurant/bar uses in this district. An establishment with this theme and business model will be a nuisance and hazard to the surrounding businesses and neighborhoods. This is not right for Scottsdale!

Sincerely,

Dierdre Woodroff
4619 N. 75th Way
Scottsdale, AZ 85251

To Whom It May Concern:

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Sincerely,

Mary J. Enos
7526 E. Hazelwood St
Scottsdale, AZ 85251

To Whom It May Concern:

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Sincerely,


7520 E Camelwood
Scottsdale, AZ 85251
Sears, Dave @icloud.com

To Whom It May Concern:

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Sincerely,

Linda F. Slawson
7531 E. Hazelwood St.
Scottsdale, AZ 85251

To Whom It May Concern:

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Sincerely,

Mike Bergfeldt
4692 North 75th Way
Scottsdale, AZ 85251

To Whom It May Concern:

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Sincerely,

Benjamin Bergfeldt 4602 W 75th Way, Scottsdale, AZ
85251

To Whom It May Concern:

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Sincerely,

MARTIN LAKIN
7532 E. MINNESOTA AVE.
SCOTTSDALE, AZ 85251

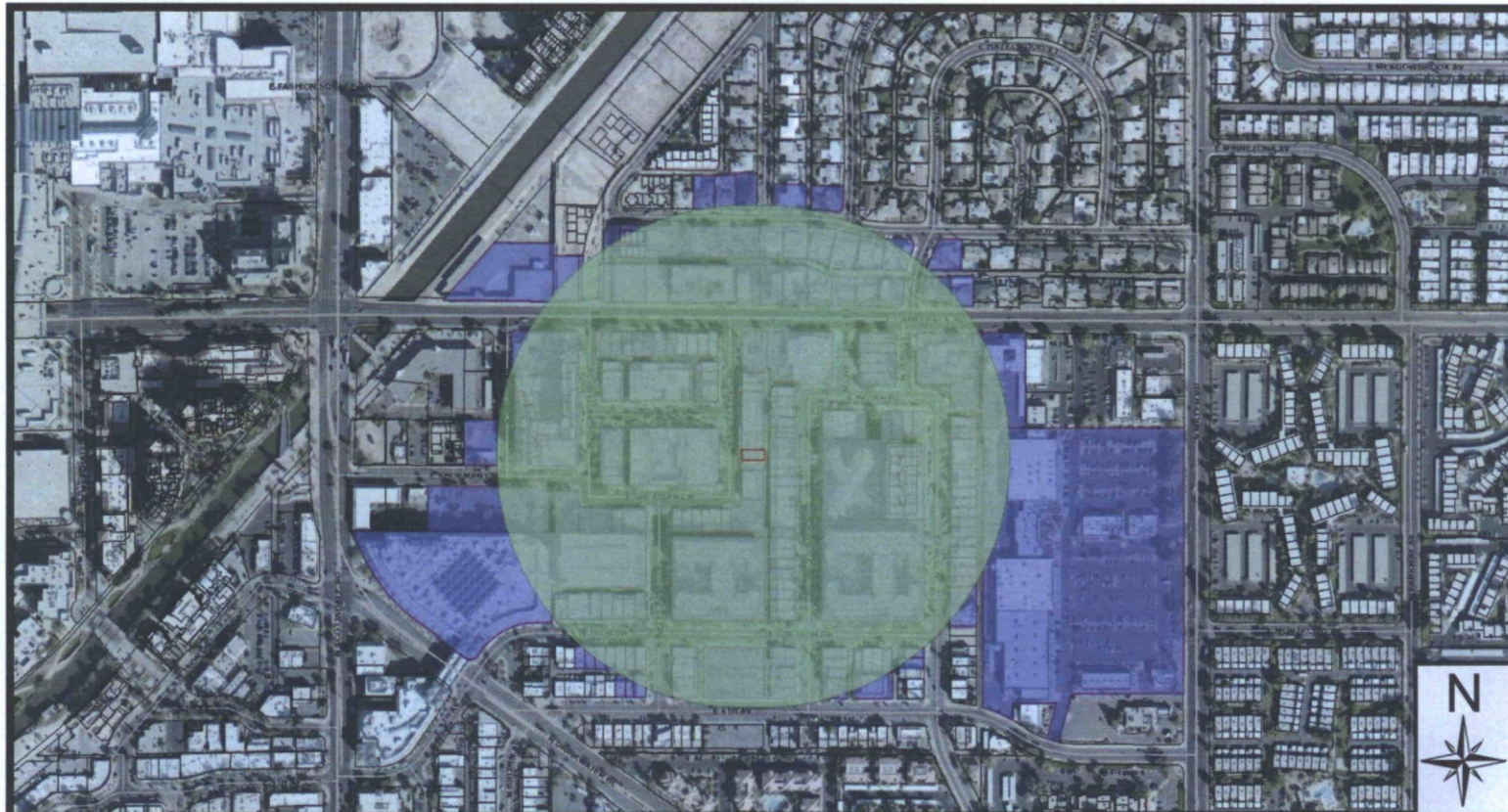
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Sincerely,

Shirley Todd
4541 N. 75th Place
Scottsdale, AZ 85251

Shot Shack / Tavern



Additional Notifications:

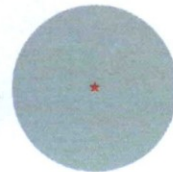
Interested Parties List
 Adjacent HOA's
 P&Z E-Newsletter
 Facebook
 Twitter
 Nextdoor.com
 City Website-Projects in the hearing process

Pulled Labels
 October 1, 2018

Map Legend:



Site Boundary



Properties within 750-feet

Postcards:

220

15-UP-2018

January 10, 2019

RE: Narrative: Shot Shack / Tavern

4417 N. Saddlebag

Scottsdale AZ 85251

The proposed "bar", name to be "Shot Shack" will be located in the entertainment district on Saddlebag Trail. The current location is zoned C-2, P-2/P-3, however does not have a current liquor license. An AZ Series 6 liquor license has been acquired for purchase, for the proposed use permit. This establishment will be approximately 1144 SF (26' wide x 44' deep). It has three parking spaces directly at the rear of the space and public on street parking in the front.

The theme will be focused on gourmet specialty drinks, "sipping tasters" with a large variety of unique beverage menu items along with appetizers. "Sipping tasters" will be approximately 1.5 oz. to 3.5 oz. depending of the type of beverage. The intent of this business is to complement the surrounding establishments as well as provide a new concept for the typical entertainment district patron. Unlike the other establishments located in the Entertainment District, the "Shot Shack" would be centered on the more mature consumers. We would like to offer the community the benefit and a sense of balance by representing the parents of 20-30 year-old's where they may enjoy a dining and beverage experience with their adult children in a comfortable environment. This new concept is designed to complement the surrounding businesses and will add value to the area experience by creating a safe space for a demographic that is currently under-represented.

CONDITIONAL USE PERMIT CRITERIA (Scottsdale Zoning Ordinance §1.401)

A. The granting of a conditional use permit will not be materially detrimental to the public health, safety or welfare due to:

1. Damage or nuisance arising from noise, smoke odor, dust, vibration or illumination.

The proposed use will not create an undue amount of noise smoke, odor, dust, vibration or illumination within or outside the Shot Shack. The majority of the activity will take place inside the establishment and will not detrimentally affect other businesses in the area.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Traffic access to Shot Shack will be through the current means, which serves the other surrounding restaurants and clubs in the area. Traffic is limited to the surrounding area and the size of the establishment, (1144 sf) which should not increase traffic in any significant way. *We are required to have 9.54 spaces, 3 parking spaces are located behind the building, P 3 parking credits = 4.71. Thus 1.82 parking spaces are required. We will provide 2 in lieu parking spaces per the city requirement.* Adjacent parking in city lots to the south and west within 600 feet are currently being used for this area by current establishments in the area. Also street parking to the east, located throughout the downtown overlay district. Parking complies with article IX for the district.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

The restaurant/ tavern is compatible with the uses inside and outside the building and is allowed in the current zoning by obtaining a use permit. The new Shot Shack Tavern will be in character and compatible with the existing surroundings, including other bar, restaurants, and entertainment in the area. We are celebrating a Nuevo Cuban theme, in sunset yellows, ochre and burnt orange theme.

BAR USE CRITERIA (Scottsdale Zoning Ordinance §1.403.C)

1. The use shall not disrupt the balance of daytime and nighttime uses.

The proposed use will not disrupt other daytime or nighttime uses within the street. Shot Shack will be open from 11:00AM until 2:00AM and will not disrupt daytime or evening pedestrian activities in the area. The other existing restaurant and bars open at 11:00 am and close at 2:00am. The sidewalk out front, along saddlebag trail, allows pedestrians to flow and access all venues in the area.

2. The use shall not disrupt pedestrian-oriented daytime activities.

The proposed use is in line with the existing dining venues. It will not disrupt pedestrian traffic for daytime activities inside or outside the restaurant/ tavern. The existing sidewalk out front allows for proper passageway as it does for all other adjacent uses, located in this downtown overlay district. No adverse impact or displacement of adjacent retail shall occur during the daytime or nighttime business.

3. The site is located within the downtown overlay district.

Parking: Adjacent parking in city lots to the south and west within 600 feet are currently being used for this area by current establishments in the area. Also street parking to the east, located throughout the downtown overlay district. Parking complies with article IX for the district.

Current activities in the area allow for local shuttles from adjacent parking areas, along with rideshares like Uber and Lyft.

4. The use is located within 500 feet of a residential district.

The residential area located to the north is separated by Camelback Road. All activities are restricted to the area on the south side of Camelback Road. The use shall not adversely impact the residential areas located north of Camelback Road.

5. An Active management and security plan shall be created, approved, implemented, maintained and enforced for the business. The Project Management, Operations and Security plan has been reviewed and approved by Detective John Miller of the Scottsdale Police Department.

6. The owner will provide a written exterior refuse control plan for approval by the city. Currently adjacent establishments utilize dumpsters along the alleyway directly to the east.

7. The owner shall demonstrate how noise and light generated by the use shall be mitigated.

An increase in noise, smoke, odors, dust, vibration and illumination is not anticipated, as this project is located in the existing entertainment district and is surrounded by bars and restaurants which receive heavy nightlife traffic. All local ordinances will be complied with. The small outdoor seating area in front of the entry will be covered and outside of the pedestrian sidewalk passageway. All light will be downward inside the property and underside of roof with no negative impact to adjacent parcels. Local sign ordinance will be complied with for signage.

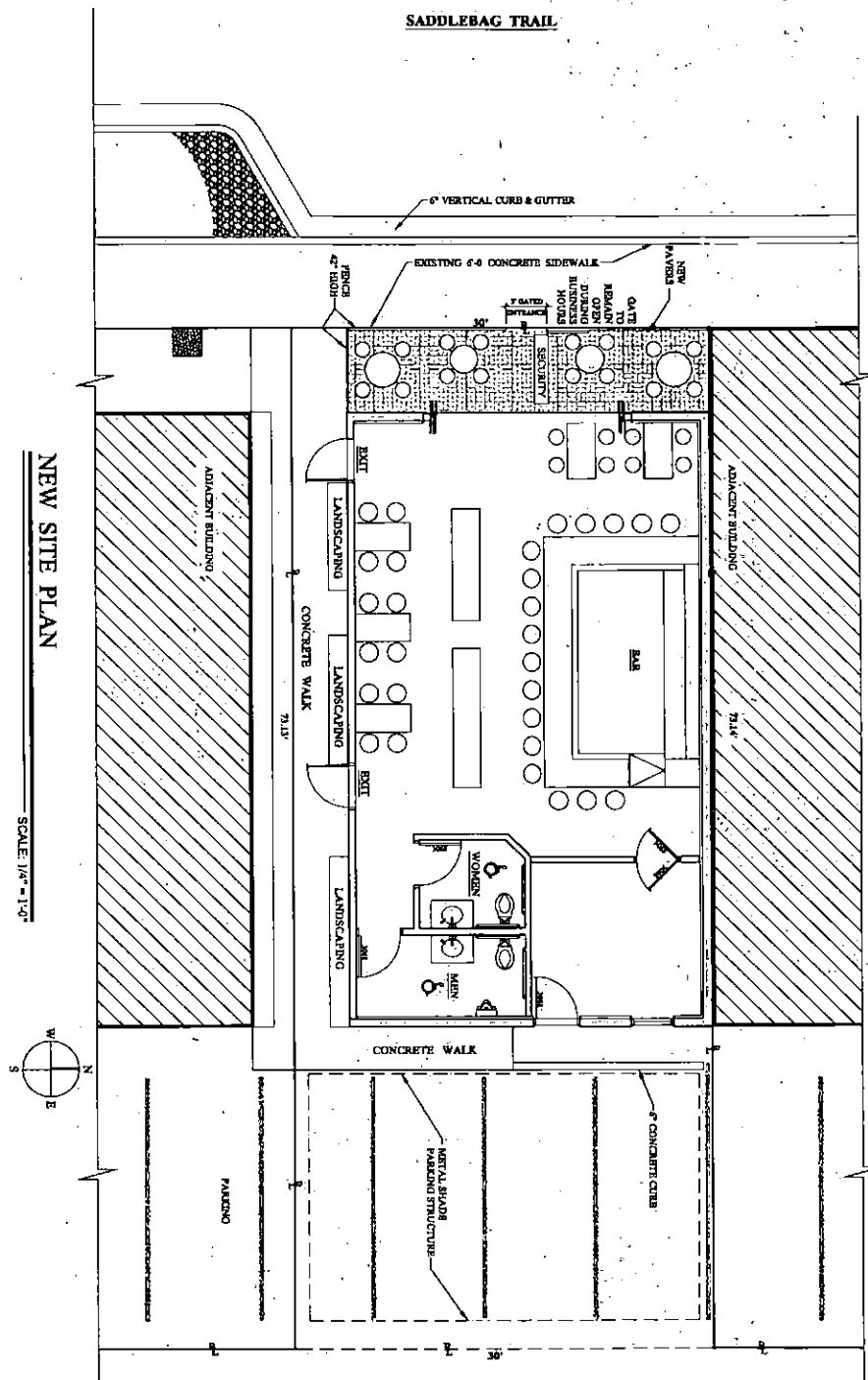
After hours establishments must maintain a valid after hours establishment license.
The owner does not intend to operate after hours.

Tom Babu, the proprietor will run a small establishment catering to overflow traffic from the larger clubs in the district providing a small alternative away from the larger activity.

Please address any email to david@rossdesign.biz, (602) 908-7405.

Thank you,

David Ross / Project Manager
Ross Design Group LLC / Architecture
4342 north civic center plaza
Scottsdale, AZ 85251

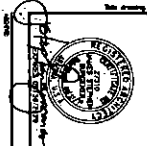


NEW SITE PLAN

SCALE: 1/4" = 1'-0"



DATE	10/1/14
BY	ROSS
PROJECT	SHOT SHACK TAVERN
LOCATION	4417 SADDLEBAG TRAIL, SCOTTSDALE, AZ
SCALE	1/4" = 1'-0"
NEW SITE PLAN	



CONDITIONAL
USE
PERMIT

SHOT SHACK TAVERN
4417 SADDLEBAG TRAIL SCOTTSDALE, AZ 85251

ATTACHMENT 4

DATE	10/1/14
BY	ROSS
PROJECT	SHOT SHACK TAVERN
LOCATION	4417 SADDLEBAG TRAIL, SCOTTSDALE, AZ
SCALE	1/4" = 1'-0"
NEW SITE PLAN	

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